

A G E N D A

BUILDING COMMITTEE

March 15, 2006
11:00 A.M. Lake Superior Room
1st Floor Michigan Library and Historical Center

STATE ADMINISTRATIVE BOARD

March 21, 2006
11:00 A.M. Lake Ontario Room
3rd Floor Michigan Library and Historical Center

.

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF TRANSPORTATION, L'ANSE – L'Anse Maintenance Garage – Storage Building
File No. 591/06163.AGY – Index No. 27003
Low Responsive Bidder: Thomas J. Moyle Jr., Inc., Houghton; \$577,900.00
2. DEPARTMENT OF NATURAL RESOURCES, LAPEER COUNTY – Metamora Hadley Recreation Area - Minnawanna Dam Renovations
File No. 751/05218.HRB – Index No. 59610
Low Responsive Bidder: Heystek Contracting, Inc., Montrose; \$264,000.00

REVISIONS TO CONSTRUCTION CONTRACTS

3. DEPARTMENT OF ENVIRONMENTAL QUALITY, GAYLORD – Gaylord Repair Facility – Construct/Operate/Maintain Bioremediation System
File No. 761/95366.AGY – Index No. 29600
PM Environmental, Lansing; CCO No. 13, Incr. \$14,615.00

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

4. DEPARTMENT OF COMMUNITY HEALTH, LANSING - Construction Change Order #5 for Lease #11080 approved by the State Administrative Board on December 7, 2004 by Item #38 between Boji Group of Lansing, LLC, as Lessor, and the Department of Community Health, as Lessee. This Construction Change Order provides for enhancement of the security system for Vital Records workspace and the vault, as requested by the Department of Community Health, at a cost not-to-exceed \$7,949.67. The space is located at 201 Townsend, Lansing, Michigan 48913.

RENEWAL OF LEASE FOR PRIVATE PROPERTY

5. DEPARTMENT OF HUMAN SERVICES, GRAND RAPIDS - Renewal of Lease #10214 effective July 1, 2006 through June 30, 2011 with Atrium Associates, a Partnership, 1946 Turner Avenue N.W., Grand Rapids, MI 49504, as Lessor, and the Department of Human Services, as Lessee, for 34,514 square feet of office space located at 5303 28th Street Court, Grand Rapids, MI 49512. The annual

per square foot rental rate for this space is \$12.00 (\$34,514.00 per month). This rate does not include janitorial, utilities, or tax and operating adjustments. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$13.20 (\$37,965.40 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

6. DEPARTMENT OF TRANSPORTATION, STERLING HEIGHTS - Renewal of Lease #10255 effective June 1, 2006 through May 31, 2011 with Mound Industrial Commons, LLC, a Limited Liability Company, 42850 Mound Road, Sterling Heights, Michigan 48314, as Lessor, and the Department of Transportation, as Lessee, for 5,662 square feet of office space located at 35414 Mound Road, Sterling Heights, Michigan 48310. The annual per square foot rental rate for this space is \$8.48 (\$4,000.00 per month). This rate does not include electrical and natural gas utilities, janitorial services and supplies, trash removal, or pest control. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$9.56 (\$4,510.42 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
7. DEPARTMENT OF CIVIL RIGHTS, LANSING - Renewal of Lease #10900 effective December 1, 2005 through November 30, 2008 with American Realty Equities, Inc., a Nevada Corporation, 400 Kruse Way Place, Building 1, Suite 250, Lake Oswego, Oregon 97035, as Lessor, and the Department of Civil Rights, as Lessee, for 13,613 square feet of office space located at 110 West Michigan, Lansing, Michigan 48933. The annual per square foot rental rate for this space is \$17.00 (\$19,285.08 per month). This Lease contains two mid-term rent increases. Effective December 1, 2006 through November 30, 2007 the annual per square foot rental rate for this space is \$17.43 (\$19,772.88 per month). Effective December 1, 2007 through November 30, 2008 the annual per square foot rental rate for this space is \$17.86 (\$20,260.68 per month). This is a full service Lease. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
8. DEPARTMENT OF HUMAN SERVICES, GRAND RAPIDS - Renewal of Lease #10232 effective July 1, 2006 through June 30, 2011 with Atrium Associates, a Partnership, 1946 Turner Avenue N.W., Grand Rapids, MI 49504, as Lessor, and the Department of Human Services, as Lessee, for 9,300 square feet of office space located at 5303 28TH Street Court, Grand Rapids, MI 49512. The annual per square foot rental rate for this space is \$12.00 (\$9,300.00 per month). This rate does not include janitorial, utilities, or tax and operating adjustment. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$13.20 (\$10,230.00 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

9. DEPARTMENT OF CORRECTIONS, FLINT - Renewal of Lease #7435 effective February 1, 2006 through January 31, 2011 with Carmen Plaza, L.L.C., a Limited Liability Company, 29500 Telegraph, Suite 110, Southfield, Michigan 48034, as Lessor, and the Department of Corrections, as Lessee, for 7,133 square feet of office space located at G-3310 Corunna Road, Flint, Michigan 48503. The annual per square foot rental rate for this space is \$12.52 (\$7,442.99 per month). This rate does not include utilities, exterior grounds maintenance, janitorial services & supplies, replacement of fluorescent tubes and bulbs, or trash removal. This Lease contains two five-year renewal options with the rental rate to be determined at the time of renewal. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

10. DEPARTMENT OF STATE, LIVONIA, MICHIGAN - Addendum #1 to Lease #11144 approved by the State Administrative Board on September 6, 2005 by Item #2, between Burton Hollow Plaza, LLC, a Limited Liability Company, 4749 Tara Ct., West Bloomfield, Michigan 48323, as Lessor, and the Department of State, as Lessee, for space located at 17176 Farmington Road, Livonia, Michigan 48153. This Addendum provides for an expansion of 3,000 square feet of office space for a revised total of 10,500 usable square feet, and changes the rental rate to reflect an additional amortization of tenant improvements. The annual per square foot rental rate is \$18.57 (\$16,248.75 per month), which is a cost increase from the previous Lease. This Lease does include adjustments for real estate taxes and operating expenses. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

NEW LEASE FOR PRIVATE PROPERTY

11. DEPARTMENT OF HUMAN SERVICES, CLINTON TOWNSHIP - New Lease #11202 effective May 1, 2006 through April 30, 2011 with CPD Properties, Inc., a Michigan Corporation, 38700 Van Dyke Avenue, Suite 200, Sterling Heights, MI 48312, as Lessor, and the Department of Human Services, as Lessee, for 5,840 square feet of office space located at 39531 Garfield Road, Clinton Township, MI 48036. The annual per square foot rental rate for this space is \$19.56 (\$9,519.20 per month). This is a full service Lease. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$19.50 (\$9,490.00 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
12. DEPARTMENT OF TRANSPORTATION, LANSING - New Lease #11131 effective April 1, 2006 through March 31, 2011 with Kerrins & Lange, LLC, a Limited Liability Company, P.O. Box 14073, Lansing, Michigan 48901, as Lessor, and the Department of Transportation, as Lessee, for 15,664 square feet of

warehouse space located at 1340 South Waverly Road, Lansing, Michigan 48917. The annual per square foot rental rate for this space is \$5.56 (\$7,252.14 per month). This rate does not include janitorial or security. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$5.81 (\$7,577.64 per month). This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.